077.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,700 / 919,700
					USE VALUE:	919,700 / 919,700
					ASSESSED:	919,700 / 919,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
393		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN DORAN L & KAREN S
Owner 2:	
Owner 3:	
Street 1:	393 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN KAREN S -
Owner 2:	-
Street 1:	393 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Clapboard Exterior and 3936 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13200.000	400,200	5,400	514,100	919,700
Total Card	0.303	400,200	5,400	514,100	919,700
Total Parcel	0.303	400,200	5,400	514,100	919,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 233.69 | /Parcel: 233.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,300	5400	13,200.	514,100	919,800	919,800	Year End Roll	12/18/2019
2019	101	FV	333,500	5600	13,200.	514,100	853,200	853,200	Year End Roll	1/3/2019
2018	101	FV	333,500	5600	13,200.	440,600	779,700	779,700	Year End Roll	12/20/2017
2017	101	FV	333,500	5600	13,200.	411,300	750,400	750,400	Year End Roll	1/3/2017
2016	101	FV	333,500	5600	13,200.	352,500	691,600	691,600	Year End	1/4/2016
2015	101	FV	313,800	5800	13,200.	315,800	635,400	635,400	Year End Roll	12/11/2014
2014	101	FV	313,800	5800	13,200.	292,300	611,900	611,900	Year End Roll	12/16/2013
2013	101	FV	313,800	5800	13,200.	278,700	598,300	598,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN KAREN S	54877-370		6/24/2010	Convenience	1	No	No		
DONOVAN KAREN S	54877-368		6/24/2010	Convenience	1	No	No		
DONOVAN KAREN S	28919-18		2/19/1999		328,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	673	Solar Pa	29,700					
7/12/2010	814	Re-Roof	9,500					
6/11/2010	625	Manual	21,548					INSTALL SOLAR HOT
6/21/1994	291	Manual	2,700					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2014	External Ins	PC	PHIL C
2/9/2009	Meas/Inspect	294	PATRIOT
11/20/1999	Inspected	263	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
3/29/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13200		Sq. Ft.	Site		0	70.	0.56	4			Med. Tr	-10					514,078						514,100	

Total AC/HA: 0.30303 | Total SF/SM: 13200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,078 | Spl Credit | Total: 514,100

User Acct

48754

GIS Ref

GIS Ref

Insp Date

02/09/09

!6405!

PRINT

Date	Time
12/10/20	21:11:20

LAST REV

Date	Time
06/26/14	11:31:54

philc

USER DEFINED

Prior Id # 1:	48754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	12 - Board & Bat	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.02959573
Const Adj.:	0.99989998
Adj $ / SQ:	108.097
Other Features:	128000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580071
Depreciation:	179822
Depreciated Total:	400249

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

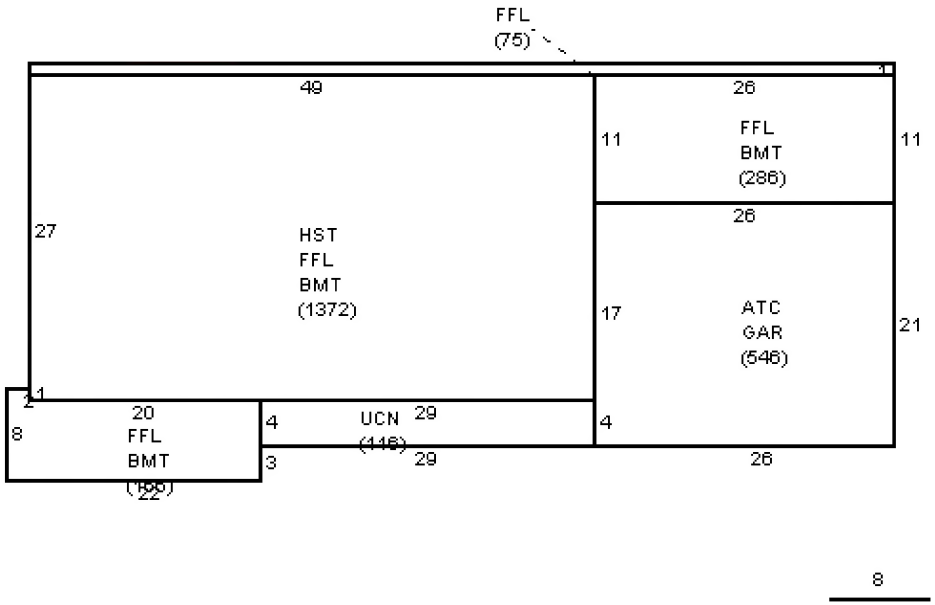
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	118.91
Special Features:	0	Val/Su Net:	76.34
Final Total:	400200	Val/Su SzAd	144.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,889	108.100	204,195
BMT	Basement	1,814	48.240	87,504
HST	Half Story	686	108.100	74,154
GAR	Garage	546	19.580	10,689
ATC	Attic	191	108.100	20,657
UCN	Canopy	116	18.430	2,138

Net Sketched Area:	5,242			Total:	399,337
Size Ad	2766.0999	Gross Are	6283	FinArea	3936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	12X22	A	AV	1985	28.14	T	27.2	101			5,400			5,400
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	5,400	Total Special Featues:	Total: 5,400